012.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,700 / 945,700
					USE VALUE:	945,700 / 945,700
					ASSESSED:	945,700 / 945,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAMOSAUSKAS CECELIA--ETAL
Owner 2:	TAMOSAUSKAS NANCY CECELIA
Owner 3:	
Street 1:	36 ALFRED RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2544 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5250.000	478,800	4,900	462,000	945,700
Total Card	0.121	478,800	4,900	462,000	945,700
Total Parcel	0.121	478,800	4,900	462,000	945,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.74 /Parcel: 371.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9172

GIS Ref

GIS Ref

Insp Date 03/30/18

!1160!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	478,800	4900	5,250.	462,000	945,700		Year end	12/23/2021
2021	104	FV	456,700	4900	5,250.	462,000	923,600		Year End Roll	12/10/2020
2020	104	FV	456,800	4900	5,250.	462,000	923,700	923,700	Year End Roll	12/18/2019
2019	104	FV	354,300	4900	5,250.	490,900	850,100	850,100	Year End Roll	1/3/2019
2018	104	FV	354,300	4900	5,250.	358,100	717,300	717,300	Year End Roll	12/20/2017
2017	104	FV	332,100	4900	5,250.	311,900	648,900	648,900	Year End Roll	1/3/2017
2016	104	FV	332,100	4900	5,250.	265,700	602,700	602,700	Year End	1/4/2016
2015	104	FV	295,500	4900	5,250.	259,900	560,300	560,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:36:45

LAST REV

Date	Time
04/27/18	10:08:08
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1160

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7879-180		1/1/1901	Family		No	No		Cecelia L Potemberg d.o.d. 10/6/2018 bk 60670

USER DEFINED

Prior Id # 1:	9172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2018	Inspected	CC	Chris C
2/10/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Meas/Inspect	372	PATRIOT
9/27/1999	Meas/Inspect	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Total AC/HA:	0.12052	Total SF/SM:	5250	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06273580
Const Adj.:	0.98980200
Adj $ / SQ:	189.342
Other Features:	110750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693870
Depreciation:	215100
Depreciated Total:	478771

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

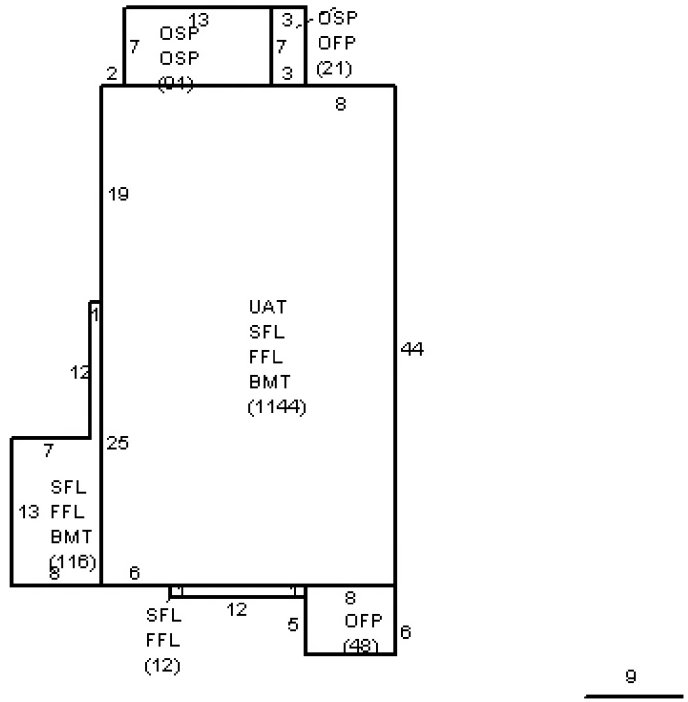
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	189.34
Special Features:	0	Val/Su Net:	109.77
Final Total:	478800	Val/Su SzAd	188.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	189.340	240,843
SFL	Second Floor	1,272	189.340	240,843
BMT	Basement	1,260	56.800	71,571
UAT	Upper Attic	286	75.740	21,661
OSP	Screen Porch	203	26.810	5,443
OFP	Open Porch	69	40.000	2,760

Net Sketched Area: 4,362 | Total: 583,121

Size Ad 2544 | Gross Area 5220 | FinArea 2544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900

PARCEL ID

012.0-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc